

WHAT IS CLAIMED IS:

1. A method for forming a property investment fund, comprising:
 - acquiring a number of partial present interests in residential properties;
 - forming a fund based on the partial present interests; and
 - computing a value of the fund based on values of the partial present interests.
2. The method of claim 1, wherein the number is 1.
3. The method of claim 1, wherein the partial present interests are acquired by a facilitator who facilitates transfer of the partial present interests from respective homeowners to an owner of the fund.
4. The method of claim 1, wherein each partial present interest is a minority interest in a respective one of the residential properties.
5. The method of claim 1, wherein the residential properties are related in at least one way.
6. The method of claim 5, wherein the residential properties are located in a same region.

7. The method of claim 6, wherein said region is a same geographic area.
8. The method of claim 7, wherein the same geographic area is a same zip code, census tract, community, city, county, or state.
9. The method of claim 5, wherein the residential properties are all in a same price range.
10. The method of claim 6, wherein the residential properties are all a same type of structure.
11. The method of claim 1, wherein the residential properties are located in different states.
12. The method of claim 1, further comprising:
acquiring from an owner of each residential property a waiver to a right of consent to subsequent transfers of the property.
13. A method of transferring assets in an investment market, comprising:
locating a seller of a PPI fund;
locating a buyer of the PPI fund; and
transferring ownership of the PPI fund from the seller to the buyer.

14. The method of claim 13, further comprising:
 - determining a valuation of the PPI fund based on a predetermined model;
 - computing a trade price based on the valuation of the PPI fund.
15. The method of claim 13, wherein transferring ownership of the PPI fund is performed without consent from owners of properties in the PPI fund.
16. The method of claim 13, further comprising:
 - revaluating the residential properties in the PPI fund prior to the transferring step.
17. The method of claim 13, wherein the buyer and/or seller pays a commission to a facilitator of the ownership transfer.
18. The method of claim 13, wherein the investment market is a publicly traded market of PPI funds.
19. The method of claim 13, wherein the investment market is a privately traded market of PPI funds.
20. The method of claim 13, further comprising:
 - providing a website for linking the buyer and seller.

21. The method of claim 20, wherein the buyer and seller are subscribers to the website, and wherein the trade is electronically performed using facilitating screens of the website.

22. The method of claim 20, wherein the website displays recent trades of PPI funds in the market.

23. The method of claim 20, wherein the website displays a list of PPI funds available for sale.

24. The method of claim 20, wherein the website displays a list of PPI funds sought for sale.

25. An investment market, comprising:

a PPI fund;

a facilitator which transfers the PPI fund from a seller to a buyer.

26. The investment market of claim 25, wherein the PPI fund includes partial present interests in residential properties located in a same geographic area.

27. The investment market of claim 26, wherein the same geographic area is a same zip code, census tract, community, city, county, or state.

28. The investment market of claim 25, wherein the PPI fund includes partial present interests in residential property located in different geographic areas.

29. The investment market of claim 28, wherein the different geographic areas are different states.

30. The investment market of claim 25, wherein the facilitator is a website.

31. The investment market of claim 25, wherein the facilitator is a financial institution.

32. The investment market of claim 25, wherein the facilitator receives a commission from at least one of the buyer and seller based on the transfer.

33. The investment market of claim 25, wherein the facilitator sets a trade price of the PPI fund from the seller to the buyer.

34. The investment market of claim 33, wherein the trade price is based on a valuation of the PPI fund.

35. The investment market of claim 34, wherein the valuation is performed by the facilitator.

36. A method for transferring assets in an investment market, comprising:

- forming a holding company which owns a PPI fund;
- computing a value of the PPI fund;
- determining a number of shares of stock in the holding company equal to the value of the PPI fund; and
- transferring the shares of stock to a buyer desirous of acquiring ownership in the PPI fund.

37. The method of claim 36, wherein deeds to residential properties included in the PPI fund are retained by the holding company.

38. The method of claim 13, wherein ownership of the PPI fund is transferred in a manner which does not require a deed transfer.

39. The method of claim 13, wherein ownership of the PPI fund is transferred in a manner which does not trigger a due-on-sale clause of a mortgage of the property.